

PB# 89-23

DOUGLAS GRANDO

37-1-34

GRANDO, DOUGLAS - SITE PLAN #89-23
RT. 9W (CUOMO)

Approved
12/13/89

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11054

Received of Caesar's Lane Prop. Ltd. \$ 100⁰⁰/₁₀₀ Dec. 5 19 89

One Hundred and 00/100 DOLLARS

For P/B Site Plan Approval Fee - 89-23

DISTRIBUTION

| FUND | CODE | AMOUNT |
|----------------------|------|--------|
| <u>Check #100.00</u> | | |
| <u>#137</u> | | |

By Pauline G. Tormey
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Oxford®

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

10623

Received of Caesar's La. Prop. Ltd. \$ 25⁰⁰/₁₀₀ June 2 19 89

Twenty Five and 00/100 DOLLARS

For Application Fee 89-23

DISTRIBUTION

| FUND | CODE | AMOUNT |
|---------------------|------|--------|
| <u>Check #25.00</u> | | |
| <u>#120</u> | | |

By Pauline G. Tormey
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11054

Received of Caesar's Lane Prop. Ltd. Dec. 5 19 89
\$ 100.00

One Hundred and 00/100 DOLLARS

For P/B Site Plan Approval Fee - 89-23

DISTRIBUTION

| FUND | CODE | AMOUNT |
|---------------|------|--------|
| Check #100.00 | | |
| #137 | | |

By Pauline J. Tamm
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Oxford®

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

10623

Received of Caesar's La. Prop. Ltd. June 2 19 89
\$ 25.00

Twenty Five and 00/100 DOLLARS

For Application Fee 89-23

DISTRIBUTION

| FUND | CODE | AMOUNT |
|--------------|------|--------|
| Check #25.00 | | |
| #120 | | |

By Pauline J. Tamm
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

10624

Received of Town Clerk June 2 19 89
\$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Site Plan - 89-23 - Caesar's Lane Prop. Ltd.
(Douglas Grando)

DISTRIBUTION

| FUND | CODE | AMOUNT |
|--------------------|------|--------|
| Check #750.00 #121 | | |

By Janis
Capitall
Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. **NWT 27-89M**

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of **Douglas Grando**
for a **Site Plan**.....**Rt. 9W and Caesars Lane**
County Action: ...**Disapproval**.....

LOCAL MUNICIPAL ACTION

The Above-cited application was:

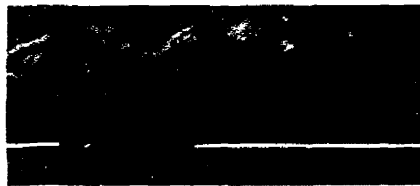
Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



America the Beautiful USA **15**

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5500

5 March 1990

MEMORANDUM

TO: Michael Babcock, Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT: GRANDO SITE PLAN (89-23)
STATUS OF COMPLETION-SITE IMPROVEMENTS**

This memorandum shall verify that on 1 March 1990 we made a site inspection of subject project to determine the completion status of the various site improvements outlined on the plan approved by the Planning Board. In my review of the site, the following deficiencies were noted:

1. Eight (8) parking spaces have been installed in the front of the building, rather than five (5) as shown on the plan. It is questioned if the spaces are under-sized.
2. The traffic control signs shown on the plan are not included. The signs include an "exit/additional parking" sign at the left of the building, a "do not enter" sign at the left rear of the building, a "resident parking only" sign in the rear of the building, and a handicapped parking space sign.
3. The handicapped parking space is located differently than shown on the plan and an access ramp has not been installed.

5 March 1990

MEMORANDUM

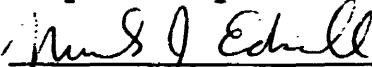
-2-

TO: Michael Babcock, Building Inspector
FROM: Mark J. Edsall, P.E., Planning Board Engineer

4. The dumpster enclosure has not been constructed. Further, the dumpster is located to the right rear of the building, conflicting with a parking space.
5. The parking arrangement in the rear of the building is different than shown on the plan.
6. The curbing to be constructed at the Ceasars Lane entrance has not been installed.
7. The new plantings along the right side of the building have not been installed and, in fact, the entire area has been paved.
8. The seven (7) residential spaces for parking of the trailer residence has not been constructed. Currently, a grassed and fenced area encroaches into these parking spaces.

As can be noted from the numerous comments referenced above, significant deficiencies exist in the completed site plan. Please advise me if you need any additional information.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Carl Schiefer, Chairman, Planning Board

A:3-5-MJE.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/06/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-23

NAME: GRANDO SITE PLAN

APPLICANT: GRANDO, DOUGLAS

| --DATE-- | DESCRIPTION----- | TRANS | AMT-CHG | AMT-PAID | BAL-DUE |
|----------|-------------------|--------|---------|----------|---------|
| 06/02/89 | MINIMUM SITE PLAN | PAID | | 750.00 | |
| 11/20/89 | ENGINEERING FEE | CHG | 304.50 | | |
| | | TOTAL: | 304.50 | 750.00 | -445.50 |

Please send check in the above
amount (\$445.50) to:

Douglas Grando
2 Deerfield Lane
West Nyack, N.Y. 10094

Gave to Larry 12/6/89

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/20/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-23

NAME: GRANDO SITE PLAN
APPLICANT: GRANDO, DOUGLAS

| --DATE-- | DESCRIPTION----- | TRANS | AMT-CHG | AMT-PAID | BAL-DUE |
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| 06/02/89 | MINIMUM SITE PLAN | PAID | | 750.00 | |
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| | | | ----- | ----- | ----- |
| | | TOTAL: | 304.50 | 750.00 | -445.50 |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/06/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-23

NAME: GRANDO SITE PLAN
APPLICANT: GRANDO, DOUGLAS

| --DATE-- | DESCRIPTION----- | TRANS | AMT-CHG | AMT-PAID | BAL-DUE |
|----------|--------------------|--------|---------|----------|---------|
| 06/02/89 | APPLICATION FEE | CHG | 25.00 | | |
| 06/02/89 | APPLICATION FEE | PAID | | 25.00 | |
| 11/20/89 | SITE PLAN APPROVAL | CHG | 100.00 | | |
| 12/05/89 | SITE PLAN APPROVAL | PAID | | 100.00 | |
| | | TOTAL: | 125.00 | 125.00 | 0.00 |

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 23

| TASK-NO | REC | --DATE-- | TRAN | EMPL | ACT DESCRIPTION----- | RATE | HRS. | TIME | -----DOLLARS----- | | |
|---------|-------|----------|------|------|------------------------|-------|------|--------|-------------------|---------|---------|
| | | | | | | | | | EXP. | BILLED | BALANCE |
| 89-23 | 21897 | 04/04/89 | TIME | NJE | MC GRANDO (9M&CAESARS) | 60.00 | 0.30 | 18.00 | | | |
| 89-23 | 22718 | 04/26/89 | TIME | NJE | MC GRANDO APP | 60.00 | 0.40 | 24.00 | | | |
| 89-23 | 24647 | 06/02/89 | TIME | NJE | MC GRANDO | 60.00 | 0.30 | 18.00 | | | |
| 89-23 | 26878 | 06/26/89 | TIME | NJE | MC GRANDO | 60.00 | 0.50 | 30.00 | | | |
| 89-23 | 26884 | 06/27/89 | TIME | NJE | MC GRANDO | 60.00 | 0.30 | 18.00 | | | |
| 89-23 | 26945 | 06/27/89 | TIME | NJE | CL GRANDO | 19.00 | 0.50 | 9.50 | | | |
| 89-23 | 28798 | 08/01/89 | TIME | NJE | MC GRANDO | 60.00 | 0.40 | 24.00 | | | |
| 89-23 | 30225 | 08/22/89 | TIME | NJE | MC GRANDO | 60.00 | 0.50 | 30.00 | | | |
| 89-23 | 31147 | 09/09/89 | TIME | NJE | MC GRANDO | 60.00 | 0.50 | 30.00 | | | |
| 89-23 | 32070 | 09/11/89 | TIME | NJE | CL GRANDO | 19.00 | 0.50 | 9.50 | | | |
| 89-23 | 31258 | 09/12/89 | TIME | NJE | MC COMMENTS | 60.00 | 0.10 | 6.00 | | | |
| 89-23 | 32176 | 09/19/89 | TIME | NJE | MC GRANDO | 60.00 | 0.40 | 24.00 | | | |
| | | | | | | | | 241.00 | | | |
| 89-23 | 31762 | 09/18/89 | | | BILL INV 89-369 | | | | | -207.50 | |
| | | | | | | | | | | -207.50 | |
| 89-23 | 33049 | 10/03/89 | TIME | NJE | MC GRANDO | 60.00 | 0.40 | 24.00 | | | |
| 89-23 | 35229 | 11/07/89 | TIME | NJE | MC GRANDO | 60.00 | 0.50 | 30.00 | | | |
| 89-23 | 35467 | 11/07/89 | TIME | SJG | CL GRANDO | 19.00 | 0.50 | 9.50 | | | |
| 89-23 | 35041 | 11/08/89 | TIME | NJE | GM APPD 11/8 1 YR TERM | 0.00 | 0.10 | 0.00 | | | |
| | | | | | TASK TOTAL | | | 304.50 | 0.00 | -207.50 | 97.00 |
| | | | | | GRAND TOTAL | | | 304.50 | 0.00 | -207.50 | 97.00 |

Site Plan Approval \$100.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

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PORT JERVIS (914) 856-5600

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 89-23

WORK SESSION DATE: 3 Oct 89

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No.

PROJECT NAME: Grande

PROJECT STATUS: NEW OLD X

REPRESENTATIVE PRESENT: PVC

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Appl Box
- Dumpster encl.
- OC DP
- Cornwall
- Fix exit sign
- Dr sign



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New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF NEW WINDSOR

P/B # 89-23

WORK SESSION DATE: 19 Sept 1989

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

yes - resub plan

PROJECT NAME: Granda

PROJECT STATUS: NEW OLD X

REPRESENTATIVE PRESENT: PVC

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

add Vacinity Map w/ zone lines back.

needs to get plan to OCDP -



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CONSULTING ENGINEERS P.C.

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NEW WINDSOR, NEW YORK 12550

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New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 89 - 23
WORK SESSION DATE: 1 Aug 89 ^{Maybe} APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Grando Site Plan
COMPLETE APPLICATION ON FILE NEW OLD X
REPRESENTATIVE PRESENT: Doug Grando/PVC
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
P/B ENGR. X
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Plan dropped at T/hrs DOT office 7/31 (need answer)
- did show fence to NW & SW sides (around tract park)
- Mfr needs copy of trailer pk plan - verify # pks
- show tree along caesars
- cant block pks space w/dun
- dumpster enclosure
- pave 1-4 (or 5) trailer parking
- deliveries? P/B
- O/C Planning - certified mail - gave card to mfr
- 90° pks - 20 + 24 + 20 get revised plan to Dr. Green

3EJEE89

Possible Aug 23 meeting

~~XXXXXXXXXX~~ Mr. Paul Cuomo came before the Board presenting the proposal.

BY MR. VANLEEUEWEN: The last thing we were waiting for was the thing from the County.

BY MR. CUOMO: We sent one letter in and got rejected and we sent another letter and I think he has got that and they rejected it.

BY MR. PAGANO: Did they accept it finally?

BY MR. CUOMO: No, they rejected it twice.

BY MR. EDSALL: Read my comment number three.

BY MR. MCCARVILLE: The way I look at it, they are not backing out on Route 9W traffic lane. We have a problem if they put another lane on there.

BY MR. LANDER: I think is there going to be curbing out here?

BY MR. CUOMO: No.

BY MR. LANDER: There is no curbing, so what stops them from backing out on 9W is what they are saying?

BY MR. MCCARVILLE: They have always done that.

BY MR. VANLEEUEWEN: Basically a pre-existing condition. The County can't approve it, but we can approve it providing we have the right amount of votes. We can approve it.

BY MR. MCCARVILLE: That is not where the mining operation is going to be?

BY MR. VANLEEUEWEN: He is mining there. He is busy taking dirt out of there every day. He is running trucks out of there every day of the week. I have been there three times and three times I have seen it.

BY MR. PAGANO: You remove the mobile home?

BY MR. GRANDO: No.

BY MR. CUOMO: We provided, we are required ten spaces, we provided eleven.

BY MR. SCHIEFER: We discussed taking trailer number four out, John. There was no final conclusion on it. You have bought that trailer, right?

BY MR. GRANDO: Yes.

BY MR. VANLEEUEWEN: I make a motion for negative declaration.

BY MR. PAGANO: I'd like to make a comment. I have to agree with the County. It is congested. However, as these mobile homes age and deteriorate, they are, their size is no longer replaceable. I don't think you can buy this size mobile home any more. Some of them are ten by 60, ten by 50. They don't make them any more, so what the result is that when he goes for a replacement mobile home he is only going to be able to buy a bigger mobile home to put in here and somewhere we are going to have to limit him from replacing a mobile home with a bigger mobile home. You can't come in here ten years from now and say he has got a hardship. He has got to put in a bigger mobile home.

BY MR. MCCARVILLE: He will take one and two out and put a nice, big one.

BY MR. PAGANO: I can go along with that, but I don't want to see a hardship coming in saying he has got to replace one of these mobiles with a bigger one.

BY MR. MCCARVILLE: I think John brings up a point.

BY MR. PAGANO: There has to be a limit.

BY MR. MCCARVILLE: How about if we strike a deal with the applicant whereas we would give him a renewable approval or conditional approval or something that is renewed on an annual basis along with review for the park for this parcel at such time that four becomes unserviceable or undesirable or if you elect to combine and put one bigger one in and rearrange it that that becomes parking to service this and eliminates that parking out there if necessary.

BY MR. LANDER: Doesn't he have to come back in if he is going to replace? We can limit him to five years. If he changes one of these mobile homes, he has to come in and he gets a permit every year, so Mike will tell us whether or not.

BY MR. BABCOCK: If he changes one of these units with an identical unit, he can do that without coming here. If he wants to increase the size of the unit, which then increases the nonconforming situation just like the one in before, he must come into the Planning Board.

BY MR. EDSALL: As you probably know from the, my comments, I am pretty much concerned not only about the traffic but the congestion on the site. I think Dan and John have come up with probably the best approach, very fair approach, looking at it either attrition or just replacement of two with one and rearranging so that the density goes down during a period of time. I don't think it is fair to ask that you displace people living there but it would be fair to work out something by attrition and the number of units goes down and the situation becomes less congested.

BY MR. SCHIEFER: Do you have any comments? Do you know what they are saying?

BY MR. GRANDO: Yes.

BY MR. EDSALL: 9W is going to get more difficult to deal with and I don't think it is reasonable to think that with the traffic increasing we should take the attitude just because it is unsafe condition now and even though it is going to get

worse, ignore it because as you ride down the road, there is accidents on a daily or weekly basis. We should do whatever we can to help.

BY MR. SCHIEFER: I don't like this at all but this gentleman made such an improvement on that corner and I hate to go against the County but with some kind of deal like that, I kind of like it. What is your comment, you are the one that is going to have to approve it?

BY MR. GRANDO: Right now I'd like to keep what I have and if I do make any changes --

BY MR. SCHIEFER: That is what they are saying right now, leave it but if you make any changes in the future you will have to come to us and we are going to try to stick with, try to take that home out of there or trying to get rid of trailer number four, not now, if you want any changes, that will be part of the conditions. What about the legality?

BY MR. RONES: You are going to have to cross that bridge when you came to it based upon the conditions at the time. I can't crystal ball that for you.

BY MR. VANLEEUEWEN: We are going to have to see when it happens.

BY MR. SOUKUP: As far as the buildings in front are just site plan approval.

BY MR. EDSALL: It is difficult because you have got a mixed occupancy, one being an annual renewal and one being a site plan approval. I don't know that you can separate them if they are on the same parcel because they are sharing parking, sharing access so you would have to be right, because they impact each other to have them come in on an annual basis.

BY MR. VANLEEUEWEN: We have had sewage problems, he put a pump, he brought the line down, he has cleaned it up which he has spent several thousand dollars.

BY MR. SOUKUP: I think he knows it is the Board's intention to worry about the parking in the front of the building and the way you are going to do it is eliminating one trailer, maybe two years or five years.

BY MR. VANLEEUEWEN: We have no way of telling you how long it is going to take.

BY MR. SOUKUP: Since you are here for a special use permit, at some future date when you want to change it that will be a condition of the special use permit, diagonal parking on existing roadway be eliminated.

BY MR. LANDER: The state doesn't get involved in this?

BY MR. EDSALL: The state got involved and their attitude was they don't think it is a good situation and their policy and it is a broad sweeping policy that there is an existing condition if you are not doing work within their right of way, then there is no permit and they have no review, but they agree that they don't think it is safe.

BY MR. LANDER: They have an opening that is 115 feet.

BY MR. EDSALL: If you came in and wanted to get a permit for work within a right of way and changed the access, they'd probably make you close it off. They have agreed that it is not safe, I don't quite understand the reasoning. I would think --

BY MR. SOUKUP: They don't initiate action on their own part.

BY MR. EDSALL: Even though we have referred it to them under SEQRA for their review, they wouldn't ask for anything.

BY MR. MCCARVILLE: I think the applicant knows how we feel.

BY MR. VANLEEUVEN: There is a motion on the floor to declare negative declaration.

BY MR. MCCARVILLE: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.
Soukup: Aye.
Lander: Aye.
Schiefer: Aye.

BY MR. VANLEEUVEN: I will make a motion to approve the site plan and the special use permit.

BY MR. MCCARVILLE: I will second the motion, but I am almost

I guess you can't put anything in there pertaining to those items, but I think the applicant understands where we are coming from.

BY MR. GRANDO: I have done everything.

BY MR. SCHIEFER: The opinions are going to go down in the minutes and when you come to us for the future we are going to refer to this.

BY MR. MCCARVILLE: I will second the motion.

BY MR. RONES: Gentlemen, because of the County Planning Department disapproval in addition to needing a supermajority you also need to set forth your reasons in the records for overriding their recommendation.

BY MR. MCCARVILLE: It is a pre-existing situation and the applicant has improved it. He has cleaned up raw sewage on the property, installed pumping stations.

BY MR. GRANDO: I turned the sewer over to the town.

BY MR. SCHIEFER: Adequate.

BY MR. RONES: Yes.

BY MR. SCHIEFER: Motion made and seconded to approve the site plan.

ROLL CALL:

| | |
|-------------|------|
| McCarville: | Aye. |
| VanLeeuwen: | Aye. |
| Pagano: | Aye. |
| Soukup: | Aye. |
| Lander: | Aye. |
| Schiefer: | Aye. |

| | Initials | Date |
|-------------|----------|------|
| Prepared By | | |
| Approved By | | |

89 - 23

Grando, Douglas
Site Plan

| | | 1 | | 2 | | 3 | | 4 | |
|------|---|-------------|--------|----------|--|-----------|--|-----------------|--|
| Date | | Description | | Received | | Disbursed | | Balance To Date | |
| 1 | 5 | 8 | CK#121 | 75000 | | | | 75000 | |
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Site Plan Minimum: \$750.00

89 - 23

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of
Grando has been

reviewed by me and is approved ✓

disapproved _____.

~~If disapproved, please list reason~~ _____

There is water servicing this property.

HIGHWAY SUPERINTENDENT

Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

IOC.PB
GRANDO

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 25 October 1989
SUBJECT: Douglas Grando Site Plan

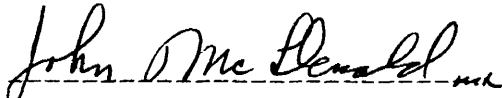
PLANNING BOARD REFERENCE NUMBER: PB-89-23

FIRE PREVENTION REFERENCE NUMBER: FPS-89-089

A review of the above referenced site plan was conducted on 25 October 1989.

This site plan is found acceptable.

PLANS DATED: 18 Sept. 1989, Revision 3


John McDonald
Fire Inspector

JM:mr
Att.

CC:M.E.

89 - 23

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, [REDACTED], HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
GRANDO SITE PLAN has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

J. P. G. H.
SANITARY SUPERINTENDENT

10-30-89

DATE

89 - 23

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SEWER~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

Paul Curran P.E. for the building or subdivision of

Grando Site Plan has been

reviewed by me and is approved ✓,

disapproved _____.

If disapproved, please list reason _____

Building is connected to Sewage 1/2 Pt pump.

If Stores become a RESTAURANT, a grease trap must be installed

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynan D. Masten
SANITARY SUPERINTENDENT
Inspector

Oct 20, 1989
DATE

~~CONFIDENTIAL~~

Mr. Paul Cuomo and Douglas Grando came before the Board representing this proposal.

Mr. Cuomo: This is the second time that we have or first time we have been here. This is Mr. Grando, the proprietor. Last time I was here, the basic premises was before we go any further on anything is to find out if we can use the front parking in the front of the building there.

Mr. VanLeeuwen: We were down and looked at this, okay, I hope you don't mind, Mr. Chairman, I have a couple of suggestions for you. Can you put the map on the board?

Mr. Cuomo: Sure. Mr. Grando is under duress here because he is trying to beat the weather, you know.

Mr. VanLeeuwen: Paul, if you took the parking spaces in the front of the building and angled them and alongside of the building and you also angled those, take these two places here, if you take these two places out.

Mr. Cuomo: Okay.

Mr. VanLeeuwen: And angle your parking places, all down through here.

Mr. Cuomo: We only can--we have to have a rear, we can only probably put two angles there.

Mr. VanLeeuwen: No, Paul, you can put a few more because you won't be backing out onto the road, if you put them at an angle. We checked it.

Mr. Cuomo: What do you think?

Mr. Edsall: If there is enough room, I suppose it would work.

Mr. Cuomo: What about the front?

Mr. VanLeeuwen: The front, the same way.

Mr. Cuomo: We'd be willing to do that.

Mr. Grando: No problem.

Mr. VanLeeuwen: That is the only question we really had, am I right?

Mr. Cuomo: This is from your field trip?

Mr. VanLeeuwen: Yes.

Mr. Schiefer: I have a map here with that mark on it, where did this come from? That is exactly what is on it.

Mr. VanLeeuwen: That is it right here, the one we marked it.

Mr. Schiefer: Is this your map?

Mr. Cuomo: I might has lost it.

Mr. Schiefer: Your recommendation, what we are suggesting--

Mr. Cuomo: I didn't do that, I have always gone for the straight but we are certainly amenable to that.

Mr. Schiefer: Otherwise you are going to back into 9W.

Mr. Cuomo: Now the State is letting us pull back into here.

Mr. Schiefer: This is easier.

Mr. Cuomo: I think the biggest problem we had was the State allowing us to do the front yard parking. They have agreed to it. They didn't say we had to put curbing up or anything like that.

Mr. Pagano: They approved the exit onto 9W?

Mr. Cuomo: I don't think they will agree to that. The State said we could park in the front like that and back out. We can back out onto their property.

Mr. Pagano: This in here?

Mr. Cuomo: Yes.

Mr. Pagano: The other problem that we had had is that you needed a turn around for deliveries so that the trucks and everything didn't have to keep backing up into Ceasars Lane every time them come in here to make a delivery, they have to back up. I don't want a truck backing up into Ceasars Lane. There is no turn around.

Mr. Cuomo: That might be impossible unless we move these over.

Mr. Ronos: You can't approve it because you need a majority plus one.

Mr. Schiefer: This is the letter our engineer refers to from Orange County Planning.

Dear Mr. Schiefer, In accordance with the general municipal law section 239, we have reviewed the above referenced site plan. The site is overutilized, the proposed retail structure, existing trailers and parking areas are jammed onto the site. The parking size is to small to accomodate the two uses. The lot has already been granted two variances from the various yard requirements, extensive parking problems also exist. The 290 degree parking slots are dangerous. The numerous access points onto 9W should be eliminated. The project should be redesigned

to have all traffic enter the site via Ceasars Lane. The residential traffic and retail traffic should be separated. Conflicts arise between the two types of traffic. Regarding residential traffic, is there sufficient parking for the mobile homeowners, sufficient parking for multi-automobile ownership. The Department of Planning recommends disapproval. From Peter Garrison.

In view of this, we can't override it. We can override it but we do not have enough votes, we have to have five people. Part of this we are already addressing but I just want you to be aware where the County Planning is coming from.

Mr. VanLeeuwen: County Planning Board has to take one thing into consideration, it is an existing building. We have to do the best we can. It was a garbage dump before he bought it.

Mr. Schiefer: The place looks much better than it did but we did not approve this this evening.

Mr. Pagano: We can work on it a few more minutes.

Mr. Schiefer: Since we can't approve it, let's get as much out of the way that we can.

Mr. VanLeeuwen: One of my suggestions was if we can make this an entrance for trucks.

Mr. Cuomo: You mean exit?

Mr. VanLeeuwen: I think we are better off exiting because the County Planning Board asked everything to be exited on here. If we make this a one way going in, take out barriers here, okay, make traffic come in, truck traffic go through this way, come out on Ceasars Lane, that is a safety factor.

Mr. Schiefer: That is part of what they are asking for.

Mr. VanLeeuwen: What we suggested at the field trip was making this all parking. Then if we took and angled this parking here like so, it wouldn't be as dangerous if he backed straight out.

Mr. Schiefer: Angled it that way or the other way.

Mr. VanLeeuwen: If the traffic is going to come in like this, let it angle this way.

Mr. Schiefer: Which way is the traffic coming in?

Mr. VanLeeuwen: If they are coming, if Ceasars--they can park like this, if they are coming here they can park right there. We want this angled also but since the right-of-way is all the way out here and the State is willing to give permission to back out on that, they will

take care of that at a later date. I have no problem with that. If we can have trucks come in through this way and unload in back and come out this way and Ceasars Lane can be here, 9W can be done here and parking can be done in the back, I think it is a pretty safe deal.

Mr. Schiefer: There is another comment from the DOT, additional comments, DOT policy so existing buildings and access, we cannot require current standards. However, if the Planning Board or town requires improvements, we will concur.

Mr. Soukup: What is the card that is attached to the back?

Mr. Schiefer: The County is the card.

Mr. Cuomo: I think the DOT means that they will agree with your suggestions.

Mr. VanLeeuwen: Considering that we were down there and considering the building and everything else, I think that is what my suggestion would be. It would be the safest way to do it but I am only one member of the Board. I am not--

Mr. Schiefer: Right now one member is enough to stop it. This is basically a disapproval from the County. We can't override it.

Mr. Cuomo: No, not tonight.

Mr. Schiefer: Then if we do override it, you have got to approve what each member of the Planning Board is requesting or else--

Mr. Roncs: You need a majority plus one.

Mr. VanLeeuwen: What I suggest is that Mr. Cuomo make the changes on the map, add a few more parking spaces, come back and hope we have a full house and take care of it.

Mr. Schiefer: Any other things as long as he is making these changes, any other comments?

Mr. VanLeeuwen: I don't have any other comments.

Mr. Pagano: I'd like to make one small comment. If someone--how you could get rid of this, I know there are families living there but the trailer #4 is probably the biggest problem you have here. It would loosen up the property if you could eliminate it.

Mr. Cuomo: I can't, he is under--you have the control over the trailer park every year, this is an approved trailer park and you have, I hope I am not out of line but you can move that trailer next year.

Mr. VanLeeuwen: I think at that time, we will look at it then. Right now, I think he has got enough parking spaces. He has cleaned

it up, he has done a hell of alot. I don't want to make anymore demands on him than what we have done.

Mr. Grando: Right now it is a hardship, it has been going on so long that--

Mr. VanLeeuwen: How long have you owned it?

Mr. Grando: Over a year now, it is not at the end.

Mr. VanLeeuwen: We have had all kinds of calls on this thing, this man has really done a good job.

Mr. Cuomo: He cleaned up all the sewer problem.

Mr. Ronces: Have you cleared up the matter with Mr. Seaman, the Town Attorney considering the sewer?

Mr. Grando: That will be taken care of.

Mr. Pagano: Whatever plan he does come up with as a new plan, it would be going right back to the County for resubmission.

Mr. Schiefer: We can override it, that is majority plus one.

Mr. Pagano: If we are going to override, we are overriding as is, that is an override but if it is modified to a degree then you are not overriding, we are just modifying, trying to obligate ourselves to their comments and they are turning it down and say hey, we have done something to cure the problem.

Mr. Schiefer: To the best of my knowledge, does not have to go back to the County.

Mr. Ronces: Well, that is a matter of interpretation. Now, the case law says that the County is supposed to be reviewing the complete application which is the site plan which you are going to approve. So, if there are modifications to the site plan, they should have the opportunity to review and comment on those.

Mr. Pagano: We are getting into a gray area now. I want to make sure it doesn't turn black and white on us.

Mr. Edsall: Could we ask that when Mr. Cuomo makes revisions to the plans, he also addresses my previous comments so we can have those out of the way as well. One other question of the Board, is it necessary that the plan reflect all the information for the entire site or is the Board only reviewing the front portion of this property? I need that question answered because the parking requirements should reflect it either the entire site which includes the legal requirement for trailer or should only reflect if the Board so desires and determines just the front of the site which would ignore the parking requirement for trailers.

Mr. Schiefer: According to your description, including the trailers includes the entire parcel.

Mr. VanLeeuwen: I'd like to see it the way it is, that way you have a better view of the property.

Mr. Edsall: The point being if there are only one space per trailer provided and the law requires two, you are going to be short obviously a minimum of seven parking spaces unless the retail area is reduced so the Board is going to have to decide if they are re-viewing the entire property or just a portion of the property.

Mr. VanLeeuwen: I think that answer is self explanatory, take the trailer park off the map.

Mr. Cuomo: Mark is right.

Mr. Soukup: You can't, Hank, it is part of the property. There is no boundary or subdivision. You can't do that. You have to show everything on the parcel for a site plan, you can't just take it off and say it is not there. The argument was made that it is an existing nonconforming use. That should be noted on the map as being their reason for providing only one car per trailer and you either accept it or send him to the Zoning Board of Appeals.

Mr. Edsall: The County has indicated that there have been two variances granted for side yard. If that is the case, they should be noted so that again as Mr. Soukup states, that if it is pre-existing and as well variances have been granted, the plan should reflect that. They should be reflected by date and what was granted.

Mr. Soukup: Prior existing nonconforming use is a valid reason for accepting a variance but it has got to be noted on the plan and explained and identified. It can't be eliminated because there is no subdivision, it is not a separate parcel.

Mr. Schiefer: I can't see addressing half the parcel.

Mr. Cuomo: I address the fact that the trailers, the trailer park has been approved by the Planning Board, by the lands of the site plan and I use the site plan that was submitted to the Planning Board by Shaw Engineering, 4-10-87.

Mr. Schiefer: We have no problem with the trailer park before anything has been done, we can't exclude half a lot on a site plan.

Mr. Ronas: No.

Mr. Soukup: There are two immediate options, reduce the retail space and remove one trailer and put parking in where #4 is. You should consider those two options and decide if you want to do either or both. You can reflect it on the revised plan.

Mr. Schiefer: I think you know the opinion of the Board. We are going to treat it as one.

Mr. Soukup: I have to agree with the County Planning Board. It is overutilization of the site. I recognize the fact that some of it is there, some of it is new and it is an existing site, the gentleman has done alot of work but on the other hand, he has only owned it for a year. He knew what he was getting into when he bought it. It is not something like that he has owned for 30 years. He knew the picture, I am sure he fully realized what he was getting into when he made the deal. I don't think that hardship applies in this particular case.

Mr. Grando: Alls I did is redo the existing building. That was-- there is nothing changed.

Mr. Pagano: There was no problem.

Mr. VanLeeuwen: He didn't build anything on. Those buildings all exist.

Mr. Pagano: They could have been used as is, they weren't being used. He has come in and made the changes, created the hardship.

Mr. VanLeeuwen: He is looking for a change of use, basically, he is looking for a use permit.

Mr. Pagano: He may end up in the Zoning Board.

Mr. Soukup: The County's argument of overutilization should be considered by the Board and it may be a choice of less residential and more commercial. You may not be able to get the two pounds of material in a one pound bag in this particular case.

Mr. Cuomo: Could I ask the attorney?

Mr. Schiefer: Yes.

Mr. Cuomo: On removal of trailer 4, would that be a legal problem for him to do that?

Mr. Ronces: Why a legal problem?

Mr. Soukup: I suggested it was his option to consider it. I didn't say he had to do it.

Mr. Cuomo: I think it would be a solution.

Mr. Ronces: A legal problem as far as what, his obligation to whoever occupies trailer #4?

Mr. Cuomo: Yes.

Mr. Ronces: I don't know what the terms of the deal is. If it is a lease, depends on what the lease is.

Mrs. Grando: We have leases.

Mr. Ronces: Depending on the terms of the lease, it could be a problem for Mr. Grando.

Mrs. Grando: They just signed leases because we follow the State's rules.

Mr. Ronces: It would depend upon the provisions of the lease, whether he is getting into hot water.

Mr. Schiefer: Is that trailer for sale?

Mr. Grando: Not now, it was.

Mr. Schiefer: That would be a solution maybe.

Mr. Edsall: Just a point for consideration. Mr. Soukup was indicating that the change in use really resulted in the need for this review. The use that was on the site prior to this application based on the type use and the number of bays for the service required roughly half the amount of parking that the use proposed at this point requires. So, part of the congestion from this plan is a result of the fact that the use that you are now before this Board for requires almost double the amount of parking so if you had left it as it was and stayed with the use that had a very light parking requirement, it may not be as crowded so the use--

Mr. Soukup: There are other permitted uses in the zone that would require less parking.

Mr. Edsall: Or the continuation of a nonconforming use, you would not have been subject to this type of review. So, that is part of the problem.

Mr. Soukup: I find it hard to believe that there is a hardship that you haven't self imposed upon yourself through a series of steps beginning with the purchase of the property. Appreciating the fact that you have done alot of cleaning it up and--

Mr. Grando: I thought the Town of New Windsor would look fairly upon what I had done if I had known that I might as well left it the same. I didn't have to change anything.

Mr. Soukup: That was one of your options.

Mr. Schiefer: I am favorably impressed that the place looks so much better than what it did when you took it over. We are aware of that. That doesn't necessarily mean that we are going to approve a change of use.

Mr. VanLeeuwen: The question is can we approve it.

Mr. Soukup: Not on the documents here tonight.

Mr. Ronces: You can't approve it with tonight's membership of the Planning Board in view of the County Planning Department.

Mr. Soukup: And I don't think the documents are adequate to approve it, the plan, the notes, the conditions and the explanation.

Mr. VanLeeuwen: I am not talking about approving it tonight but I will tell you he has done alot of work and I am in favor of approving it.

Mr. Cuomo: Any specific comments?

Mr. VanLeeuwen: Why don't we ask Paul to make the changes on the map and table this thing and put him on the next agenda and we can handle it at that point.

Mr. Schiefer: As soon as he is ready, we will put it on the first available agenda.

Mr. Cuomo: I will be ready.

Mr. Soukup: Go to the work session and discuss this.

Mr. Schiefer: You think it should be back to the County?

Mr. Roncs: It should because it is possible, Paul, it is possible if the revised plan goes back to Peter Garrison for review maybe his opinion will change and then you won't need the super majority vote so that would help you. Now, I am sure in the event there is still some Planning Board members who are not happy with all aspects of your plan.

Mr. Schiefer: You are aware of what he wants, some of it we have discussed, part of it would be to angle the parking. Now, I am not suggesting you do or not but obviously if you cut back the useage removal of the trailer, that will also address him.

Mr. Cuomo: I am coming into the Town Hall and I will get the documents.

Mr. Pagano: Going over those notes that Mr. Edsall has, there is a possibility we want to waive a public hearing and still come under SEQR, take lead agency so we can clean up some of this.

Mr. VanLeeuwen: I will second that motion.

Mr. Schiefer: Which motion?

Mr. VanLeeuwen: To waive the public hearing.

Mr. Soukup: Comment on waiving the public hearing. I have no problem.

Mr. Schiefer: There is no one directly involved in the immediate neighborhood.

Mr. VanLeeuwen: It is a lesser use. We did the same thing for Nugent, it was a bar and they made it a plumbing supply place.

ROLL CALL:

| | |
|----------------|-----|
| Mr. VanLeeuwen | Aye |
| Mr. Pagano | Aye |
| Mr. Soukup | Aye |
| Mr. Schiefer | Aye |

Mr. Pagano: I make a motion that we take lead agency for the SEQR process.

Mr. VanLeeuwen: I will second it.

ROLL CALL:

| | |
|----------------|-----|
| Mr. VanLeeuwen | Aye |
| Mr. Pagano | Aye |
| Mr. Soukup | Aye |
| Mr. Schiefer | Aye |

Mr. Pagano: I'd like to comment to the applicant that we are trying to help you as best we can. New Windsor is on your side but the County is overriding this so, you know, bear with us. We are trying but Paul, you suggest--

Mr. Schiefer: Paul come in and take a look at what the County objections are and if you can get it back as our lawyer suggested, if you can take it back to the County and they approve it, I can't guarantee but my opinion is that is it, you are in because the Planning Board is trying everything they can to make this happen but it is not easy to override the County.

Mr. Cuomo: I will start working on that and I will get the County with Mark's comments and your comments.



McGOEY, HAUSER and EDSALL
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NEW WINDSOR, NEW YORK 12550

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RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Grando Site Plan
PROJECT LOCATION: Route 9W and Caesars Lane
PROJECT NUMBER: 89-23
DATE: 13 September 1989
DESCRIPTION: The Applicants have submitted a site plan for the development of the corner parcel on the southside of Route 9W/Caesars Lane intersection. The site plan includes proposed retail structures facing Route 9W and an existing seven (7) trailer mobile home park (Lanza Trailer Court). The plan was previously reviewed at the 28 June 1989 Planning Board Meeting.

1. The greatest engineering concern with regard to this project was the density of the site. In addition, I was concerned with regard to the access directly onto Route 9W, which I felt was very undesirable and possibly dangerous.
2. The Board should note the letter dated 30 August 1989 from the Orange County Department of Planning with regard to their opinions on this site plan.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

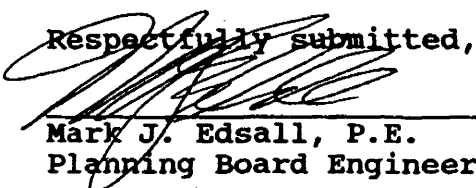
PROJECT NAME: Grando Site Plan
PROJECT LOCATION: Route 9W and Caesars Lane
PROJECT NUMBER: 89-23
DATE: 13 September 1989

-2-

6. The Planning Board should require that a bond be posted for this Site Plan in accordance with Paragraph 48-19.C (11) of the Town Zoning Local Law.

7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

grando



Louis Heimbech
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 27-89M
County I.D. No. 37 / 1 / 34

Applicant Douglas Grando

Proposed Action: Site Plan U.S. Route 9W and Caesars Lane

State, County, Inter-Municipal Basis for 239 Review frontage/access to Rt. 9W

Comments: The improvements to the traffic pattern/flow are noted; however, the parking slots fronting 9W are still dangerous.

Related Reviews and Permits _____

County Action: Local Determination _____ Disapproved XXXXXX Approved _____

Approved subject to the following modifications and/or conditions: _____

10/6/89
Date

Peter Garrison
Commissioner



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603
2A Ridge Road
New City, N.Y. 10956

ALBERT J. BAUMAN
REGIONAL DIRECTOR

FRANKLIN E. WHITE
COMMISSIONER

August 10, 1989

Planning Board
TOWN OF New Windsor
555 Union Ave
New Windsor, N.Y. 12550

RE: Douglas Grando
U.S. Route 9W

Dear

We have reviewed this matter and please find our comments checked below.

☐ A Highway Work Permit will be required.

☒ No objection *see note*

☐ Need additional information ☐ Traffic study ☐ Drainage study

☐ To be reviewed by Regional Office

☐ Does not affect New York State Dept. of Transportation

☐ No comments

☒ ADDITIONAL COMMENTS: D.O.T. Policy is on existing Buildings
And Access we can not require current standards
How ever if the Planning board or town requires
improvements we will concern.

Very truly yours,

D. Donald Greene

D. Donald Greene
C.E. 1 Permits
Rockland County
DDG:ea

AN-EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

CC: M.E.



Louis Weinbach
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

August 30, 1989

Mr. Karl Schiefer, Chairperson
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Site Plan; Douglas Grando
U.S. Route 9W + Caesars Lane
Our File No. NWT 27-89 M

Dear Mr. Schiefer:

In accordance with the General Municipal Law, Section 239, paragraphs 1 and m, we have reviewed the above-referenced site plan.

The site is overutilized. The proposed retail structures, existing trailers, and parking areas are jammed onto the site. The parcel size is too small to accommodate the two uses. The lot has already been granted two variances from the various yard requirements.

Extensive parking problems also exist. The six 90 degree parking slots are dangerous. The numerous direct access points onto Rt. 9W should be eliminated. The project should be redesigned to have all traffic entering the site via Caesars Lane. The residential traffic (mobile homes) and retail traffic should be separated. Conflicts will arise between the two types of traffic. Regarding residential traffic, is there sufficient parking for multi-automobile ownership and visitors?

Given the above-mentioned reasons, the Orange County Department of Planning recommends disapproval. If there are any questions, please don't hesitate to call.

Sincerely,

Peter Garrison
Commissioner

Reviewed by:

Cheryl Mergo
Planner

CM:cmd

CC: M.E.



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CONSULTING ENGINEERS P.C.

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MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 89-23
WORK SESSION DATE: 1 Aug 89 ^{Maybe} APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Grando Site Plan
COMPLETE APPLICATION ON FILE NEW OLD X
REPRESENTATIVE PRESENT: Doug Grando/PVC
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
P/B ENGR. X
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Plan dropped at F/Nbs DOT office 7/31 (need answer)
- did show fence to NW & SW sides (around trailer park)
- Mfr needs copy of trailer pk plan - verify # pks
- show tree along caissons
- cant block pks space w/dm
- dumpster enclosure
- pave 1-4 (or 5) trailer parking
- deliveries? P/B
- O/C Planning - certified - gave card to mfr
- 90° pks - 20 + 24 + 20 get revised plan to Don Green

32JES9

Possible Aug 23 meeting

GRANDO - SITE PLAN ~~100-231~~ ROUTE 9W

Mr. Paul Cuomo and Doug Grando came before the Board representing this proposal.

Mr. Cuomo: This is on 9W, there is a trailer park in the back which you all know about. That got approved by the Planning Board.

Mr. Schiefer: That is really not part of this?

Mr. Cuomo: Right. There is work being done or no work.

Mr. Schiefer: A lot of this has already happened.

Mr. VanLeeuwen: He did make a lot of good changes.

Mr. Cuomo: He has to stop because he has to come before the Planning Board.

Mr. Schiefer: We don't object to what he is doing but it is a little out of sequence.

Mr. Cuomo: Right and not only that, he has a building permit but he is in abeyance with it now because the fact that there should be a site plan review.

Mr. VanLeeuwen: I think we should read the engineer's comments.

Mr. Cuomo: We did go to the workshop on this.

Mr. VanLeeuwen: Some of the trailers on Petro's property have been moved.

Mr. Cuomo: Seems to be a judgment factor here. I don't know how anybody feels, it is just like an umpire, we have got multi-use, we have got stores, we have got a trailer park and we have got it all in one spot and how it gets arranged--

Mr. McCarville: What is this on the site here that says parking area?

Mr. Cuomo: No parking area.

Mr. Soukup: On the right hand side, it also says no parking.

Mr. Cuomo: Yes, trying to prevent possible movement of cars on that corner.

Mr. McCarville: Is any of this going to be paved?

Mr. Cuomo: Yes, everything will be paved, I mean when I say everything, everything where it says edge of pavement.

Mr. VanLeeuwen: There are two comments I think Paul should have put

a little dressing on this property as far as shrubbery and so forth is concerned but I will say one thing and I think most everybody agrees with me but there is a tremendous improvement made to this property over two years ago.

Mr. Schiefer: The condition that property was in, that wasn't difficult to do but yes, that is true, it was bad. It looks much better today, no question.

Mr. Soukup: What happens if the DOT or the Planning Department turns down the six parking spaces in the front, what happens to the site then?

Mr. Cuomo: Well, if that happens, we are going to have to re-evaluate, rearrange, make some arrangements. This is our first, what we think is the best idea.

Mr. VanLeeuwen: I think you might have to put them on an angle.

Mr. Schiefer: Bob Rogers has approved this plan as of 26th April '89.

Mr. McCarville: These cars are not actually backing out onto the pavement, there is somewhat pre-existing situation, there is an awful wide shoulder.

Mr. Soukup: Is there an existing parking there now?

Mr. Cuomo: Yes.

Mr. Soukup: I'd put existing there somewhere.

Mr. McCarville: I would angle them.

Mr. Cuomo: If you people go along and help us with this--I think the improvements will be intensified.

Mr. Jones: New sewer pumping station up in Ceasars Lane up here?

Mr. Cuomo: Right.

Mr. McCarville: Throw a few shrubs in.

Mr. Cuomo: The owner is here tonight. They'd like some shrubs.

Mr. Grando: You got them.

Mr. VanLeeuwen: The whole place is 100% improved, it is a big improvement and I have to give you credit.

Mr. Pagano: One of the problems I'd like to address, we have a driveway here that is only 20 feet wide, even a small UPS is not going to make a U-turn. Is there something to make a turn?

Mr. Cuomo: I think they can get around here.

Mr. Pagano: These spaces are going to have to be empty for him to make it.

Mr. Grando: I am going to cut out the grass and make four parking spaces here even for the people that live here so there will be a big area to turn around.

Mr. Pagano: And the dumpster, where is that going to be?

Mr. Grando: I have an open area in the back between the buildings, I can put it in there.

Mr. McCarville: It could right over here, edge of pavement.

Mr. Soukup: He has an open area in between the buildings, I was going to ask him what that is for.

Mr. Cuomo: For parking or maneuverability and open area. These are two retail stores, people can walk around.

Mr. McCarville: The buildings are hooked together with a face, it looks like one building.

Mr. Schiefer: Item 3, nonconformance, do we have to go to the Zoning Board of Appeals?

Mr. McCarville: They didn't expand the building. There has been no addition in the size of the building.

Mr. Pagano: On the Ceasars Lane, do we want cars backing out to Ceasars Lane?

Mr. Soukup: I assume those are already existing.

Mr. Cuomo: That is approved.

Mr. VanLeeuwen: You are planning to backtop lot 1, 2, 3, 4?

Mr. Grando: Yes. I am going to pave the whole thing.

Mr. VanLeeuwen: Give us some shrubbery in here.

Mr. Soukup: Especially in the front right.

Mr. Grando: I have a fence behind the exisitng trailers.

Mr. Soukup: What is next door?

Mr. Grando: Orange Boat. I talked to him, I said look it is an eye-sore in the back, we are neighbors here, I said I will put a fence back there and he said fine. I put a fence to cover the back of the trailers and he told me that any time I need a little extra use of, on the side for parking and whatever, they would go along with me.

Mr. VanLeeuwen: The fence comes to what point?

Mr. Grando: Just to the end of the trailers.

Mr. VanLeeuwen: Put hemlocks from this point to this point here.

Mr. McCarville: You have a series of meters on the pole?

Mr. Grando: I brought the fence and brought a little short fence down by the trailer to hide it because it is not even visible.

Mr. McCarville: Show the existing fence.

Mr. Jones: When Lanzo owned this, we didn't force him to hook onto the sewer.

Mr. McCarville: He hooked in.

Mr. Schiefer: Do you have to go to the Zoning Board of Appeals because of the mixed use?

Mr. Rones: I don't see the mixed use as a problem but I am wondering about the parking, is there any change in the available parking for these trailers based on this plan? You are showing one space per trailer, it appears but--

Mr. VanLeeuwen: He is going to combine it and get about three more spaces. You need to get three per unit.

Mr. Rones: I am wondering if there is any change in the available parking because you are increasing the use of the lot. If you were reducing the parking spaces, then you might need a variance from the Zoning Board of Appeals.

Mr. Cuomo: We can make them larger, can't we?

Mr. Grando: Yes.

Mr. VanLeeuwen: Show the dumpster.

Mr. Schiefer: We are going to blacktop, show the landscape, and show the dumpster area and the delivery, no parking delivery area so they can make a turn.

Mr. Edsall: If you took this back row behind the building and made that whole thing straight across and just angle all the parking places, you have, you wouldn't lose any parking places at all.

Mr. Rones: Unless the reduced parking is a pre-existing condition, that is why I was asking the question.

Mr. Cuomo: That trailer park has been around a long time.

Mr. Rones: I am talking about the available parking. Well, just

work it out one way or another, either establish whether the reduced amount of parking was a pre-existing situation or whether you are going to fit in the additional parking.

Mr. Schiefer: This determines whether or not we have to go to the Zoning Board of Appeals. You seem to think maybe the Zoning Board of Appeals?

Mr. Ronos: Well, as I say, it depends on whether the reduced parking is a pre-existing condition, then it would require a variance but if they did have sufficient parking before and they are eliminating it now, then they do need a variance.

Mr. Jones: I think the fire board, the shouldn't be approving these plans before we even get to see them.

Mr. Soukup: Go back in the records, check the Planning Board records and get a copy of the approval for the Lanzo trailer park and the map that went with that approval and get us a copy of that either from Myra or from--provide us a copy of that map showing what was required at that time for that approval. If you still have all those existing features on this map, then it would constitute pre-existing and that if that approval requires one care per trailer, then that is it.

Mr. Cuomo: We had to use the map to draw up this. Than Lanzo map is here.

Mr. Schiefer: What about the submittal of the application to the State DOT?

Mr. Cuomo: I haven't done that yet. I wanted to discuss the parking with the Planning Board before.

Mr. Schiefer: And County Planning Department.

Mr. Cuomo: Here is the Lanzo map if I may introduce it at this time.

Mr. Schiefer: The parking is the same so it is pre-existing there.

Mr. Ronos: That is from the site plan which is dated 4-10-87.

Mr. Schiefer: All we have done is relocate.

Mr. Soukup: Does that satisfy the pre-existing consition?

Mr. Ronos: That satisfies me.

Mr. Schiefer: The other items will have to be addressed.

Mr. Pagano: I'd like to make a suggestion that the fire department come after we get everything straightened out and all these sugges-

tions are filled in that the fire department reviewed this plan again because they have already given the approval. I think they may have jumped the gun but changes are being made that may change the fire department's opinion and I'd like to have it reviewed by the Planning Board.

Mr. Cuomo: I have to make all the changes and then go back to the workshop with Mark.

Mr. Schiefer: Then, you will end up at the fire department anyway. Thank you.

INTER OFFICE CORRESPONDENCE

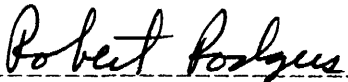
TO: Town Planning Board
FROM: Town Fire Inspector
DATE: June 5, 1989
SUBJECT: Douglas Grando Site Plan

Planning Board Reference Number: PB-89-23
Fire Prevention Reference Number: FPS-89-054

A review of the above referenced site plan was conducted on 5 June 1989.

This site plan is found acceptable.

Plan Dated: 26 April 1989, Revision 2


Robert Rodgers; CCA
Fire Inspector

RR:mr

CC:M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of
Mr. Douglas Gendo has been

reviewed by me and is approved ☒

disapproved _____.

If ~~disapproved~~, please list reason _____

There is an existing water service for
this property

HIGHWAY SUPERINTENDENT

Steve D. Duv
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

not assigned

TOWN OF New Windsor

P/B # -

WORK SESSION DATE: 4-4-89

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: X

PROJECT NAME: Grando (corner 9W & Caesar's La) S/P

COMPLETE APPLICATION ON FILE NEW OLD

REPRESENTATIVE PRESENT: Paul Cuomo

TOWN REPS PRESENT: BLDG INSP. ✓
FIRE INSP. ✓
P/B ENGR. ✓
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1) Retail not noted
- 2) mixed use - retail & trailer park. → possible ZBA
- 3) show trailer parking. (2 pks/trailer)
- 4) open area dimension betw/ bldgs
- 5) App Pkg
- 6) likely need to go to ZBA
- 7) go to DOT

Trailer Park

NC

Problem parking
parking out on 9W
Accessibility prob

Need new plans

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name

13. List all contiguous holdings in the same ownership N/A
Section Block Lot(s)

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

DOUGLAS GRANDO being duly sworn, deposes and says that he resides at 2 PEERFIELD LANE in the County of ORA ROCKLAND and State of NY and that he is (the owner in fee) of CASERS LANE PROPERTIES LTD. (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20th day of April 1989

Darlene H. Townsend
Notary Public

X Douglas C. Grando
(Owner's Signature)
X Douglas C. Grando
(Applicant's Signature)
Pres.
(Title)

DARLENE H. TOWNSEND
Notary Public, State of New York
No. 4843882
Appointed in Orange County
My Commission Expires December 31, 1989

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

| | |
|---|---|
| 1. APPLICANT / SPONSOR DOUGLAS GRAND | 2. PROJECT NAME SITE PLAN GRAND |
| 3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 63-65 ROUTE 9W (CORNER OF CAESERS LANE AND ROUTE 9W) | |
| 5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification <u>Alteration</u> | |
| 6. DESCRIBE PROJECT BRIEFLY: REMODEL EXISTING STORES | |
| 7. AMOUNT OF LAND AFFECTED: Initially <u>0.597</u> acres Ultimately <u>0.597</u> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals TOWN OF NEW WINDSOR PLANNING BOARD | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval EXISTING BUILDING PERMIT | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | |
| Applicant/sponsor name: DOUGLAS GRAND | Date: APRIL |
| Signature: Douglas C. Grand | 20, 1989 |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

| | |
|---|--|
| A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) | |
| C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: | |
| C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: | |
| C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: | |
| C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: | |
| C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: | |
| C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: | |
| C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: | |
| D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly | |

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

| | |
|---|---|
| <input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration. | |
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination: | |
| <hr/> | |
| Name of Lead Agency | |
| <hr/> | |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| <hr/> | <hr/> |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from responsible officer) |
| <hr/> | |
| Date | |

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | Section |
| 7. <input checked="" type="checkbox"/> Revision Dates | 33. <input checked="" type="checkbox"/> Storm Drainage |
| | 34. <input type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Water Supply (NEW WINDSOR) |
| 10. <input type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. (NEW WINDSOR) |
| of Site | |
| 11. <input type="checkbox"/> Property Owners (Item #10) | 38. <input type="checkbox"/> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Paul V. Romano
Licensed Professional

Date: April 20, 1989

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

DOUGLAS GRANDO, deposes and says that he
resides at 2 DEERFIELD LANE
(Owner's Address)

in the County of ROCKLAND
and State of NY.

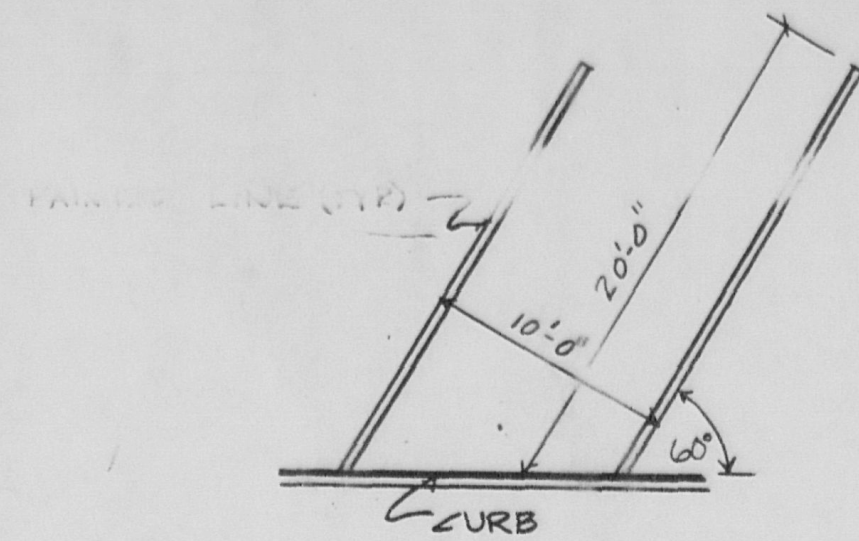
and that he is the owner in fee of SECTION 37
BLOCK 1, LOT 34

which is the premises described in the foregoing application and
that he has authorized PAUL V. CUOMO
to make the foregoing application as described therein.

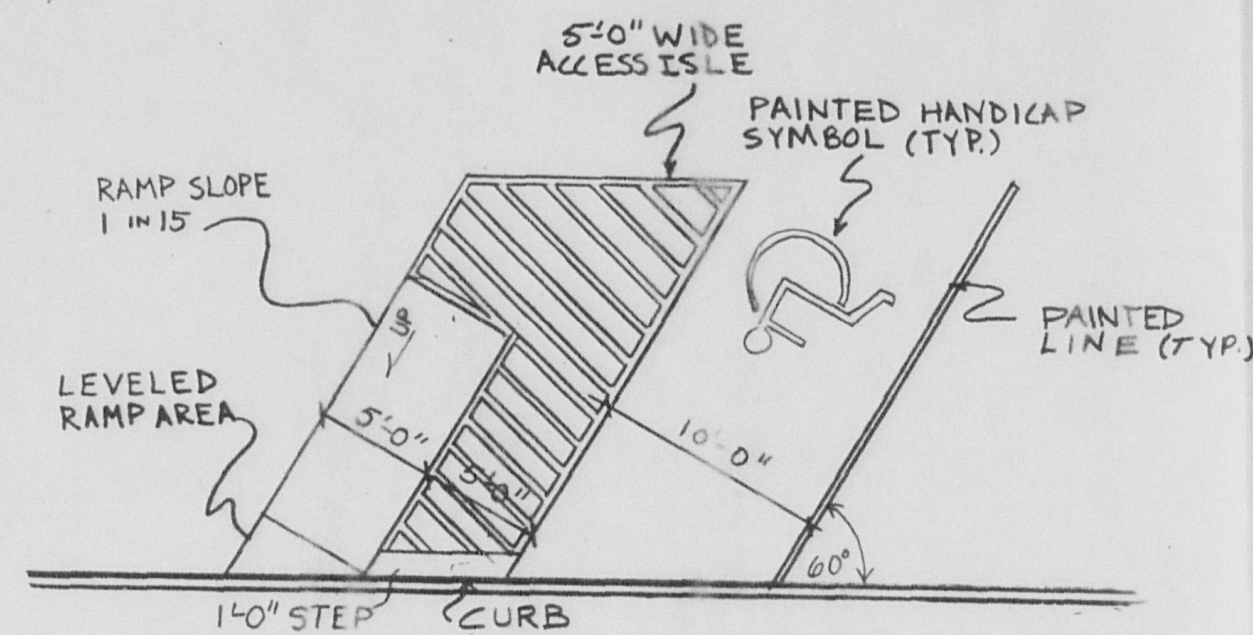
Date: APRIL 20, 1989

X Douglas C. Grando
(Owner's Signature)

Julie J. Binnette
(Witness' Signature)

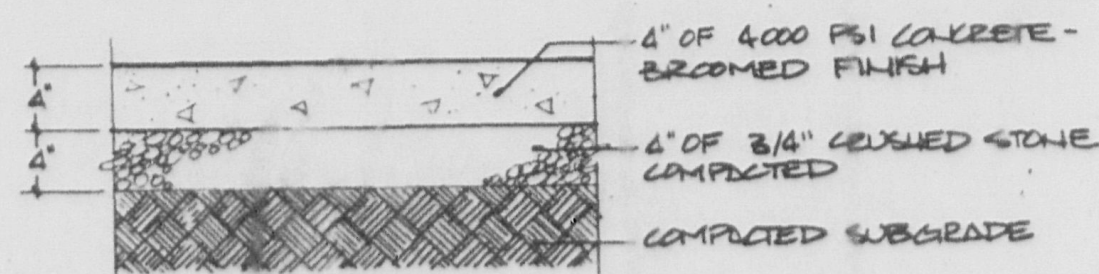


TYP. PARKING SPACE
SCALE: 1/8"=1'-0"

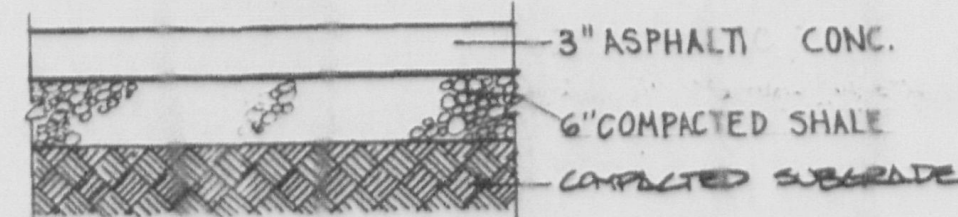


TYP. HANDICAP PARKING
SCALE: 1/8"=1'-0"

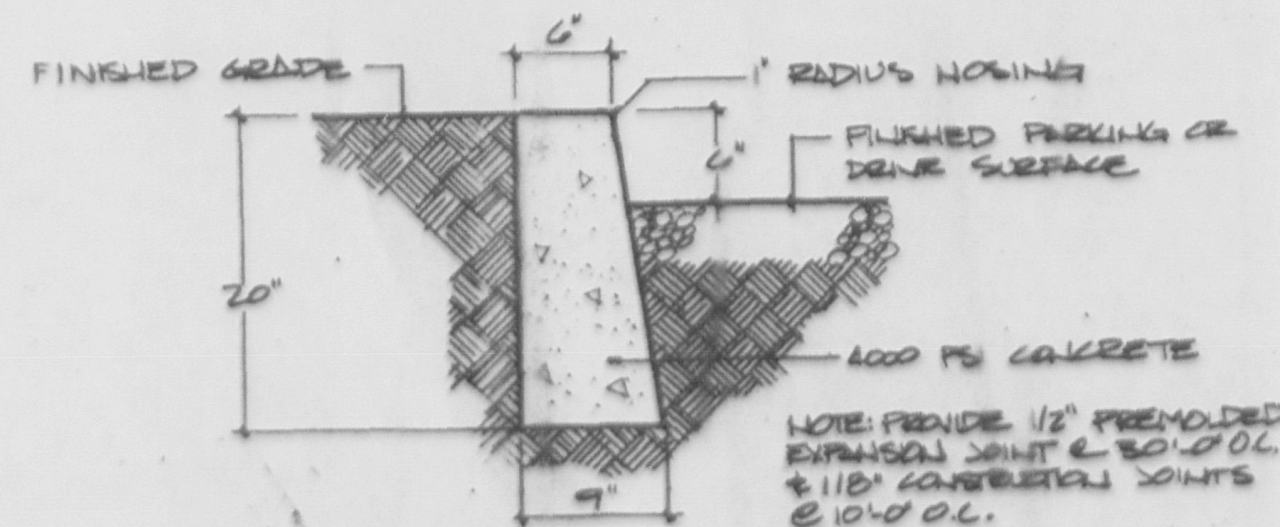
NOTE: INSTALL 1/2" REINFORCED, HALF-EXTENDING EXPANDED JOINT MATERIAL @ 20'-0" O.C.



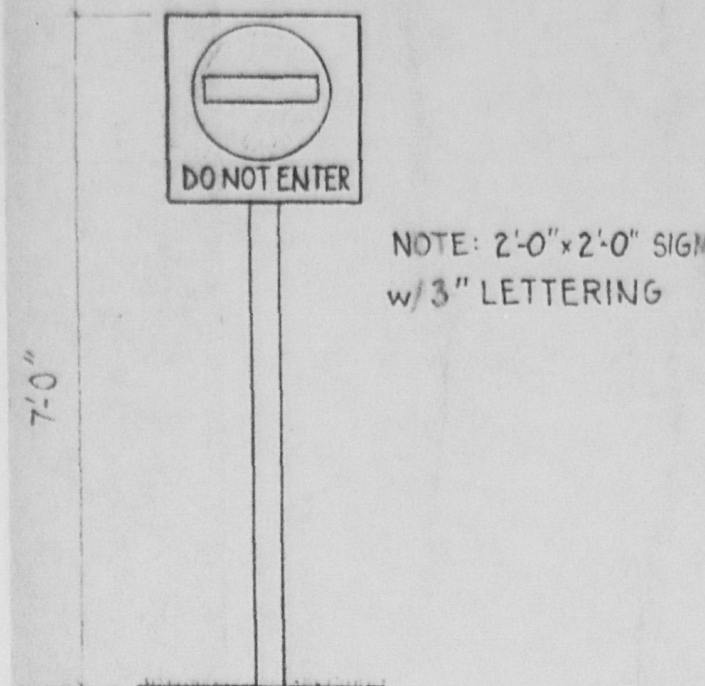
CONCRETE WALK
SCALE: 1"=1'-0"



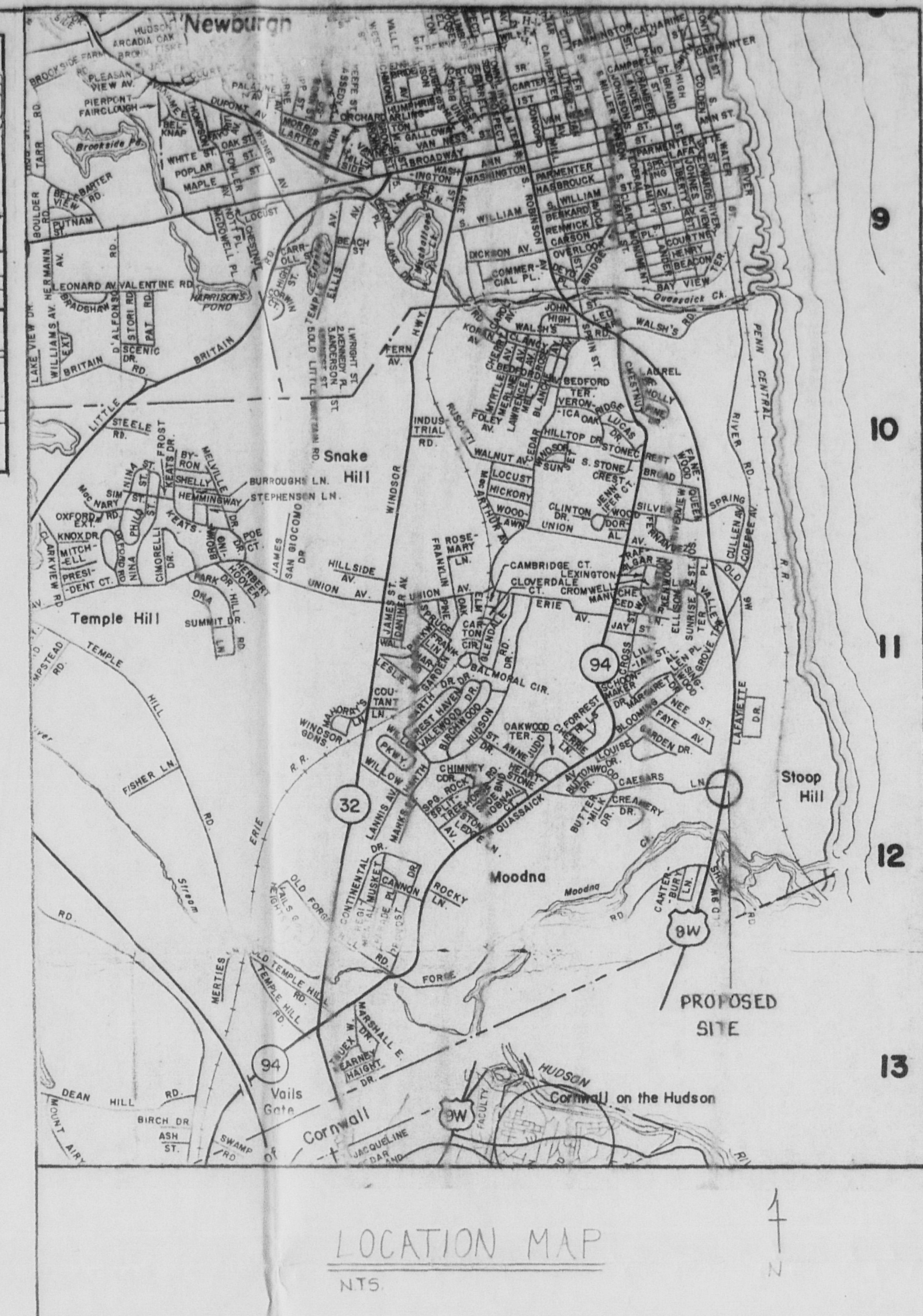
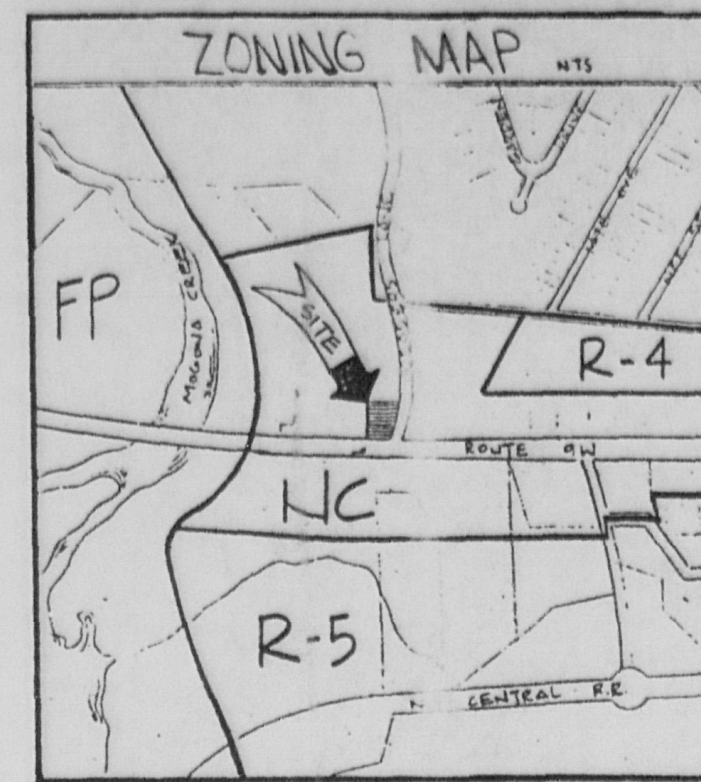
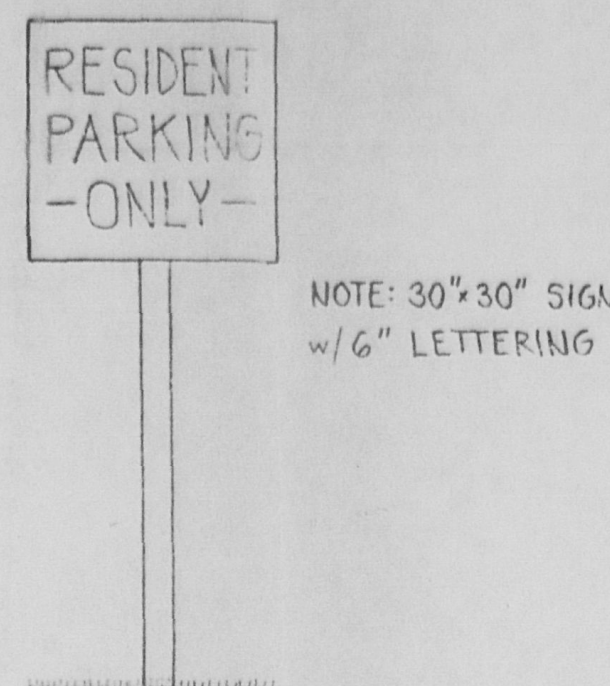
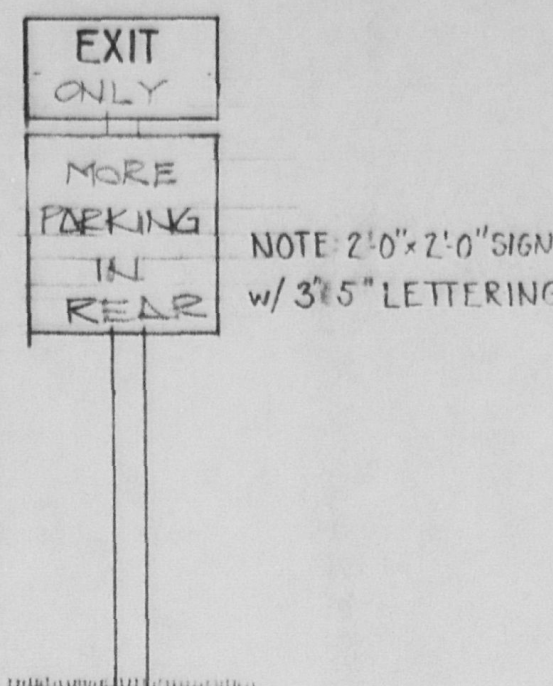
PARKING & DRIVE SECTION
SCALE: 1"=1'-0"



CONCRETE CURB
SCALE: 1"=1'-0"



SIGN DETAILS
(NTS)



| BULK ZONING REGULATIONS | | | |
|-----------------------------|-------------|-------------|----------|
| ZONING DISTRICT DESIGNATION | | | |
| ITEM | REQUIRED | PROVIDED | ZBA/VAR. |
| MIN. LOT AREA | 10,000 S.F. | 26,014 S.F. | N/A |
| MIN. LOT WIDTH | 100' | 115' | N/A |
| MIN. FRONT YARD | 40' | 22' | N/A |
| MIN. REAR YARD | 15' | 143' | N/A |
| MIN. SIDE YARD | 15' | 20' | N/A |
| BOTH SIDES | 35' | 42' | N/A |
| MAX. BLDG. HEIGHT | 35' | 15' | N/A |
| FLOOR AREA RATIO | 100% | 12% | N/A |

| PARKING REQUIREMENTS | |
|--|--|
| TOTAL SQ. FT. - 1950 SQ. FT. | |
| RETAIL AREA - 1560 SQ. FT. | |
| STORAGE AREA - 390 SQ. FT. | |
| REQUIRED: ONE SPACE FOR EACH 150 SQ. FT. OF RETAIL SPACE | |
| 1560/150 = 10.4 SPACES REQUIRED | |
| PROVIDED: 11 PARKING SPACES. | |

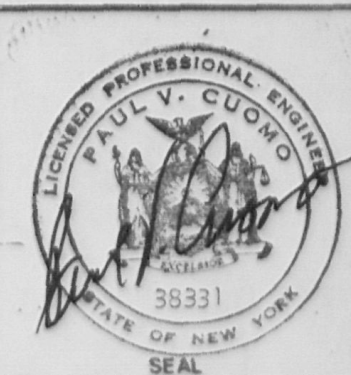
APPLICANT & OWNER
MR DOUGLAS GRANDO
2 DEERFIELD LANE
WEST NYACK NY 10094
SITE PLAN FOR LANZA TRAILER COURT
BY SHAW ENGINEERING 4-10-87

APPROVAL BY TOWN OF NEW WINDSOR PLANNING BOARD
ON December 12, 1987
BY Daniel C. McCauley
SECRETARY OF THE PLANNING BOARD
DANIEL C. MCCOYVILLE
SECRETARY

SITE PLAN
SCALE 1"=20'-0"

SURVEY BY DENNIS E. WALDEN
12-22-86 & 1-7-87

PAUL V. CUOMO, P.E.
478 UNION AVE. NEW WINDSOR, N.Y. 12550
561-0448
PROJECT: GRANDO SITE PLAN
PROPOSED SITE LOCATION
9W & CAESAR LANE
TOWN OF NEW WINDSOR



DATE: 9-18-89
DRAWN BY: D.W.
CHECKED BY:
SCALE: AS NOTED

DRAWING NO. SP
SHEET 1 OF 1